





To: Environmental Quality/Land Use Committee

From: Steve M. Hundley, AICP, Zoning Administrator 

Via: Brandol Harvey, AIA, AICP, Chief of Planning 

Date: February 24, 2005

Subject: *Updated Staff Report* - Excep 05-002 – Request for exception to Use and Design Standards for Gasoline Station use, 100 block, Dowdy Drive.

The applicant is now proposing a specific architectural style and materials, as well as a revised conceptual layout for the proposed Gasoline Station use (see attachments). The proposed principal structure is of brick construction with a peak roof. However, the fuel pump canopy is of metal construction with a flat roof. The revised site plan provides some additional landscaping, a walkway from the principal structure to the Main Street public sidewalk and an outside eating area. The principal structure, canopy and parking locations are in essentially the same location as the original site plan.

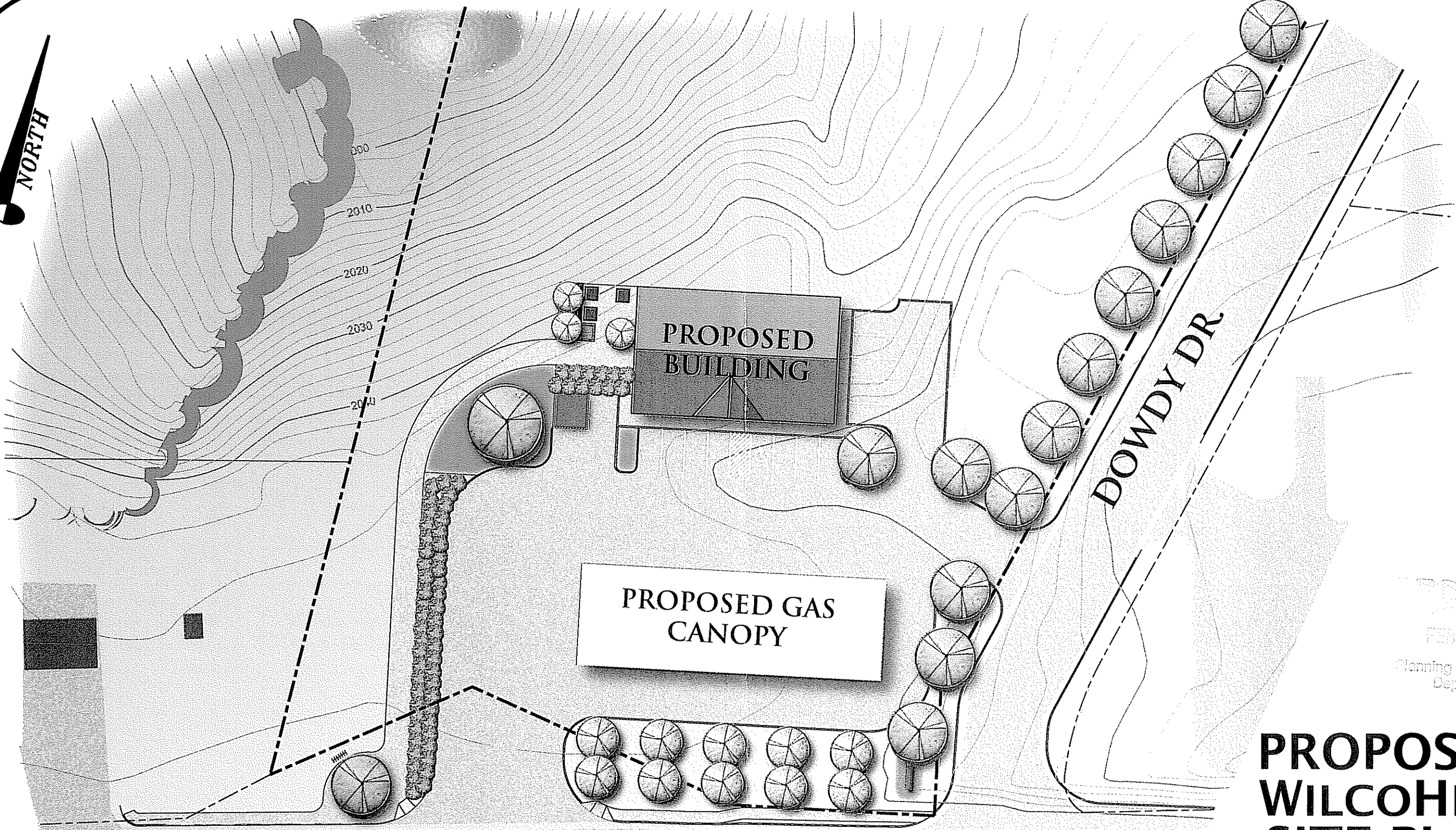
The Planning Commission may wish to consider the revised site plan and architectural style as a condition of approval of the requested exceptions:

- a. Section 4527(a)(1) fuel pumps shall be located behind the front line of the primary structure;
- b. Section 4527(a)(2) canopy shall be located behind the front line of the primary structure;
- c. Section 4527(d) parking shall be located behind the front line of the principal building.

It should be noted, however, that the proposed architecture and plan do not comply with Section 4527(a)(3). This paragraph reads as follows: “Any canopy over the fuel pumps shall have the same roof shape and exterior materials as the primary structure. Pitched roofs are encouraged.” The applicant may request exception to this section or revise the plan to provide a brick construction, peak-roof canopy, perhaps attached to the principal building.

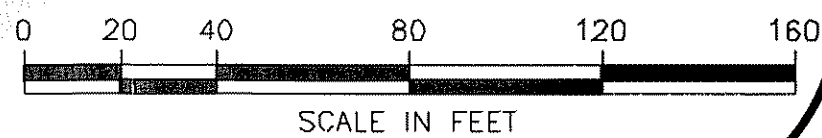
One reason gas pumps and canopies are restricted in location on the site is that they typically appear as segmented visually obtrusive accessory structures. Providing similar architectural style and perhaps connecting the canopy to the principal building helps reduce the negative visual affect.

Attachments: Revised site concept plan
Architectural plan



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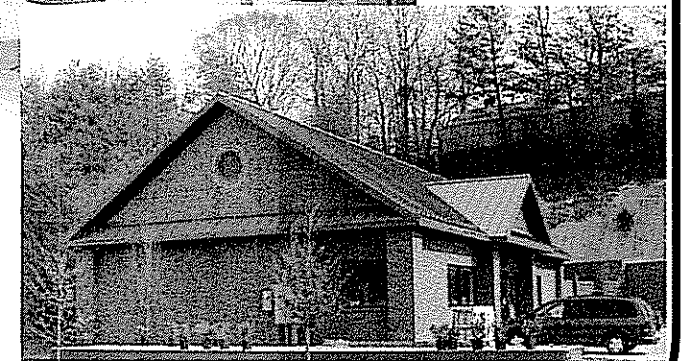
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